

118.0

0004

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

793,800 / 793,800

USE VALUE:

793,800 / 793,800

ASSESSED:

793,800 / 793,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		HENRY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROY LAURA S/TRUSTEE	
Owner 2: LOUISE ROUTENBERG FAMILY TRUST	
Owner 3:	

Street 1: 32 HENRY ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: ROUTENBERG A LOUISE -	
Owner 2: -	
Street 1: 32 HENRY ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 12,204 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Wood Shingle Exterior and 1797 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
	water
	Sewer
	Electri
Census:	
Flood Haz:	
D	Exempt
s	
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value
101	One Family
	12204
	Sq. Ft.
	Site
	0
	70.
	0.64
	6

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		12204.000	243,500		550,300	793,800			76385
									GIS Ref
									GIS Ref
									Insp Date
									09/17/18
									09195!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,700	0	12,204.	550,300	794,000	794,000	Year End Roll	12/18/2019
2019	101	FV	204,100	0	12,204.	542,400	746,500	746,500	Year End Roll	1/3/2019
2018	101	FV	204,100	0	12,204.	416,600	620,700	620,700	Year End Roll	12/20/2017
2017	101	FV	204,100	0	12,204.	393,100	597,200	597,200	Year End Roll	1/3/2017
2016	101	FV	204,100	0	12,204.	361,600	565,700	565,700	Year End	1/4/2016
2015	101	FV	190,900	0	12,204.	338,000	528,900	528,900	Year End Roll	12/11/2014
2014	101	FV	190,900	0	12,204.	311,300	502,200	502,200	Year End Roll	12/16/2013
2013	101	FV	190,900	0	12,204.	311,300	502,200	502,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROUTENBERG A LO	1493-92		7/19/2016	Convenience		10	No	No	
	623-117		7/2/1959				No	No	N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2015	293	Manual	2,930	4/7/2015				Air sealing and in
12/1/2004	1150	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Meas/Inspect	CC	Chris C
12/1/2008	Meas/Inspect	163	PATRIOT
4/15/2000	Inspected	276	PATRIOT
2/14/2000	Measured	270	PATRIOT
8/31/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5	- Cape			Full Bath: 1	Rating: Average												
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1	- Concrete			A 3QBth:	Rating:												
Frame: 1	- Wood			1/2 Bath:	Rating:												
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:												
Sec Wall:				OthrFix:	Rating:												
Roof Struct: 1	- Gable			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average												
Color: BLUE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C	- Average			CONDOS INFORMATION													
Year Blt: 1955	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct:	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AG	- Avg-Good			26.4	%	Exterior:							
Prim Int Wall: 1	- Drywall			Functional:					%	Interior:							
Sec Int Wall:				Economic:					%	Additions:							
Partition: T	- Typical			Special:					%	Kitchen:							
Prim Floors: 4	- Carpet			Override:					%	Baths:							
Sec Floors:				Total:	26.4				%	Plumbing:							
Bsmnt Flr: 12	- Concrete			CALC SUMMARY					%	Electric:							
Subfloor:				Basic \$ / SQ: 105.00					%	Heating:							
Bsmnt Gar:				Size Adj.: 1.23446977					%	General:							
Electric: 3	- Typical			Const Adj.: 0.98010004					%	COMPARABLE SALES							
Insulation: 2	- Typical			Adj \$ / SQ: 127.040					%	Rate	Parcel ID	Typ	Date	Sale Price			
Int vs Ext: S				Other Features: 62500					%								
Heat Fuel: 1	- Oil			Grade Factor: 1.00					%								
Heat Type: 5	- Steam			NBHD Inf: 1.00000000					%								
# Heat Sys: 1				NBHD Mod:					%	WtAv\$/SQ:	AvRate:	Ind.Val					
% Heated: 100				LUC Factor: 1.00					%								
Solar HW: NO	Central Vac: NO			Adj Total: 330893					%	Juris. Factor:		Before Depr:	127.04				
% Com Wall	% Sprinkled:			Depreciation: 87356					%	Special Features: 0		Val/Su Net:	80.98				
				Depreciated Total: 243537					%	Final Total: 243500		Val/Su SzAd:	135.54				
MOBILE HOME				Make:				Serial #:				Year:					
SPEC FEATURES/YARD ITEMS												PARCEL ID 118.0-0004-0012.A					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					